

## College Park Neighborhood Quality of Life Committee – List of Potential Strategies

5/5/15

### Prioritization Scheme

A – Completed or well underway

B – “Low-Hanging Fruit” – Strategies to focus on implementing during the next 3-6 months

C – Longer-Term Strategies – Ideas to explore for possible adoption/implementation over a longer period

D – Needs Further Consideration – Strategies that may be controversial or lacking in support

#		Strategy	Potential Implementers
<b>OVERALL</b>			
1	A	Create an ongoing Neighborhood Quality of Life committee to meet four times per year to support implementation of strategies, continue to develop new strategies, and evaluate progress.	City Council
<b>CODE ENFORCEMENT &amp; PUBLIC SAFETY</b>			
2	A	Extend UMD Code of Student Conduct to apply off campus, i.e., to require students to adhere to the same standards off campus as they do on campus.	UMD Administration, City Contract Police and Code Enforcement
3	A	Increase collaboration and communication between various police agencies (UMPD, PGPD, City contract police), City code enforcement, and Noise Board).	UMD Administration, City (Code Enforcement, Contract Police, Noise Board)
4	A	Hire dedicated, part-time, contract noise enforcement staff to work during evenings and weekends	City Council, Code Enforcement
5	A	Use C-MAST (City Multi-Agency Services Team) data to identify appropriate times to staff noise enforcement.	Code Enforcement, Contract Policy, UMD Police
6	A	Alter procedures for issuing noise citations: If enforcement agent is not easily able to determine tenant names, agents should issue fines in the name of the landlord and post on the door as well as notify landlord through City electronic notification system.	City Code Enforcement
7	A/B	Refer noise violations to the UMCP Office of Student Affairs (for enforcement under the Code of Student Conduct), Community Oriented Policing (COPS) officers, and/or new student peer enforcement mechanisms created by IFC/PHA or SGA to provide education and additional sanctions.	City Code Enforcement, UMD Office of Student Conduct, Students
8	A/C	Buy and install additional security cameras in key areas & work with the City Multi-Agency Services Team (C-MAST) on targeted problem areas.	City Council, UMD Administration, Contract Police
9	B	Revise noise warning letters and violation letters to include more information about the details of the noise complaint or violation.	City Code Enforcement, PGPOA
10	B	Educate community members when and how to report problems. Develop an easy-to-use matrix detailing typical infractions and nuisances and corresponding contact information detailing how to report problems.	City Council, Code Enforcement, Contract Police, Civic Associations
11	B/C	Enable code enforcement officers and police to take photographs and video (including sound) to document party problems.	Code Enforcement, City Attorney, UMPD
12	B/C	Utilize nuisance abatement process adopted by the Prince George’s County Council in 2014.	City Attorney, City Council, Code Enforcement, PGPD, UMPD, residents,

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			County Councilmembers
13	C	Develop new IFC/PHA mechanism for peer-to-peer noise and code enforcement.	IFC/PHA, SGA, UMD Student Affairs, City Code Enforcement
14	C	Implement additional speed reduction strategies in high pedestrian areas, such as planters to change the width of the road, raised sidewalks, and reduced speed limits.	City Council
15	D	Permit Code Enforcement Officers to take noise readings from the safety of their vehicle without the presence of a police officer (unless they feel they are in danger).	City Code Enforcement, City Council
16	D	Limit the maximum fine reduction that the Noise Control Board may grant to no more than ½ of the fine (with fine reductions given for first-time offenses only).	City Council
17	D	Lower decibel limits for noise violation thresholds.	City Council
18	D	Add community service as an additional sanction to fines for noise violations.	City Council, UMD Office of Community Engagement

#		Strategy	Potential Implementers
<b>COMMUNITY BUILDING &amp; CULTURE CHANGE</b>			
19	A	Explore tailgating on campus.	UMD Administration, UMPD, IFC/PHA, SGA
20	A/B	Expand on-campus tailgating to include all football home games and possibly other sports events.	UMD Administration, UMPD, IFC/PHA, SGA
21	A/B	Expand “Walk & Talk” program, a multi-agency task force that visits student rental households to discuss expectations of the community, police, and code enforcement.	UM Police, Contract Police, City Code Enforcement, Students, Rental Property Owners
22	A/B	Implement Neighborhood Grant Program to promote community activities and block parties.	City Council
23	B	Encourage and coordinate student volunteer service projects in the City through a College Park Service Corps.	SGA, GSG, IFC/PHA, UMD Office of Community Engagement, City
24	B	Facilitate neighbor block parties or “Meet & Greet” events such as those currently hosted by the CHUM student co-op housing group, to encourage students and long-term residents to get to know each other.	Students (CHUM, SGA, IFC/PHA), City Council, Neighborhood civic associations, Neighborhood Watch
25	B	Create system of “Greek Team Captains” who would lead student efforts to educate other students about how to be good neighbors and provide a conduit role to help address any neighborhood problems.	IFC/PHA, SGA, City, neighborhood civic associations
26	B	Explore University sponsorship of entertainment for students on campus, fraternity row, and other areas outside of neighborhoods, especially during the back-to-school period.	UMD Administration, UMPD, IFC/PHA, SGA
27	B	Study best practices at other peer institutions for addressing student/community-related issues.	UMD Administration, City Council, SGA, IFC/PHA
28	B/C	In addition to the Greek-organized on-campus tailgates, allow for tailgating by other groups at designated locations such as the City Hall parking lot (to accommodate increased game attendance resulting from joining the Big 10)	City Council, SGA, <i>other partners TBD</i>
29	B/C	Reconsider policies relating to parties and alcohol consumption on campus and in fraternities/sororities.	UMD Administration, UMPD, IFC/PHA, SGA, City
30	B/C	Develop videos about living off-campus in College Park and have students watch them as part of UMD student orientation.	UMD Office of Community Engagement, UMD Student Orientation, City, landlords, SGA, IFC/PHA
31	B/C	Install additional “Creative Trash Cans” and recycling bins with decorative UMD-themed designs (such as painted turtles).	City, University, IFC/PHA, SGA
32	B/C	Expand the scope of and participation in Good Neighbor Day.	UMD Office of Community Engagement, <i>other partners TBD</i>
33	C	Work with Neighborhood Watch Steering Committee to analyze the efficacy of current Neighborhood Watch programs in the City and consider implementing new approaches such as the “Nation of Neighbors” website.	City Council, Neighborhood Watch Steering Committee, residents, students
34	D	Implement a party registration program based on best practices from other peer institutions.	City Council
35	D	Relax noise enforcement on selected University home game days (to focus parties on certain dates)	City Council

#		Strategy	Potential Implementers
<b>EXPECTATIONS &amp; BEST PRACTICES FOR RENTAL PROPERTY OWNERS</b>			
36	A	Create a PGPOA accreditation program for rental house property owners/managers that initially includes an open-book exam, a pledge to keep informed and act ethically, and a commitment to participate in an annual seminar focused on new and revised laws and ordinances.	Rental property owners
37	B	Add more depth to rental property owner accreditation program, including educational materials, model lease language, and commitment to specific actions to prevent and address quality of life issues.	Rental property owners, City Council and staff
38	B	Examine existing online rating systems that students can use to rate landlords and off-campus housing, explore ways to promote use of such a system, and if appropriate, explore development of an online rating system specific to U-MD students. [Shared strategy with Housing Diversity subcommittee]	Rental property owners, City Council
39	B	Require property owners (or their agents) to participate in annual orientation, in order to receive rental license/permit, that has the follow elements: <ul style="list-style-type: none"> <li>• Enrollment in electronic notification system with name of person with relevant contact information.</li> <li>• Explanation by code enforcement with a focus on new and enhanced expectations.</li> <li>• Mandated viewing of a video to highlight the challenges the community faces renting to the student population and outline best practices.</li> </ul>	City Council, Code Enforcement, rental property owners
40	B	Offer annual property owner orientation program on three different dates each year, with the first session to occur during the back-to-school period. Invite participation of wide range of stakeholders including University, Police, Fire, Resident, IFC, SGA, PGPOA, etc.	City Council, Code Enforcement, PGPOA, police, fire department, SGA, IFC/PHA
41	B/C	Redesign the notice sent to tenants and Landlords when issues arise to assist in a more positive outcome. Require landlords to provide email contact and send notices to that email address rather than using paper mailings. Evaluate the ability of the City to monitor accumulated violations. [Overlaps with Strategy 9]	Code Enforcement, Rental property owners
42	B/C	Streamline the rental licensing process, including the following: <ul style="list-style-type: none"> <li>• Automate rental license renewal process.</li> <li>• Provide one rental registration deadline for ALL rental properties (early in the year) when the permit fee is paid and all paperwork is completed. Inspection occurs throughout the year (as it is done now).</li> </ul>	Code Enforcement, City Council, rental property owners
43	D	Require property owners or agent/manager to be within 75-mile radius of College Park.	City Council

#		Strategy	Potential Implementers
<b>HOME OWNERSHIP</b>			
44	A/B	Develop and disseminate marketing materials that highlight the amenities and benefits of living in College Park and encourage potential residents to move here.	City
45	A/B	Expand University and City involvement in College Park schools.	UMD, City, CPCUP, PGCPs
46	A/C	Use the College Park Academy as a tool for attracting University faculty and staff.	CPCUP, City, UMD, State Delegation
47	A/C	Create an Aging-in-Place program that would provide support to older homeowners who face challenges with accessibility, mobility, home maintenance, and need for medical and social services.	City
48	B	Develop an ongoing group of faculty, staff and grad students who are city residents to discuss issues of concern and work on attracting colleagues to live in College Park.	Home Ownership subcommittee
49	B	Highlight achievements and success stories within local schools, particularly from parent perspectives.	City
50	B	Offer educational materials and other assistance to help home sellers to market their homes to prospective owner-occupants.	City
51	B	Develop an ongoing group of faculty, staff, and graduate students who are city residents to discuss issues of concern and work on attracting colleagues to live in College Park.	UMD, City
53	B/C	Create forgivable home purchasing loan program for University of Maryland faculty and staff who purchase homes and live in College Park. Could also encourage other employers located in College Park to offer such a program.	UMD Administration, City, other employers
52	C	Expand the availability of grants to incentivize new homeowners to purchase homes in College Park, either by expanding the current City program and/or creating a new University-funded and administered program for UM faculty and staff.	City, UMD Administration
54	C	Offer mortgage insurance program for University of Maryland faculty and staff in which the University backs the mortgages of staff and/or faculty that choose to live in College Park.	UMD Administration
55	C	Use a ground lease development program to develop new owner-occupied housing with relatively low purchase prices.	UMD Administration
56	C	Offer forgivable home improvement loans to retain existing homeowners who want upgraded homes as well as to improve "curb appeal" in neighborhoods and make good first impressions on prospective new homeowners.	City, UMD Administration
57	C	Create a Housing Resource Center to help incoming UM faculty and staff find housing that matches their needs.	UMD
58	C/D	Provide resident discount for on-campus cultural and athletic events and improved access to University amenities (such as lifelong learning programs for College Park residents, use of the library, and recreational facilities).	UMD, CPCUP
59	D	Reduce or eliminate school facilities surcharge exemption for student housing.	City, UMD, CPCUP, State Delegation

#		Strategy	Potential Implementers
<b>DIVERSITY OF STUDENT HOUSING OPTIONS</b>			
60	B	Create a co-op housing task force <i>to strengthen the sustainability and growth of CHUM.</i>	CHUM, SGA, City, University
61	B	Publicize co-op housing in the community to expand awareness among UMD students, officials and the surrounding community.	CHUM, SGA, GSG, University
62	B	Examine existing online rating systems that students can use to rate landlords and off-campus housing, explore ways to promote use of such a system, and if appropriate, explore development of an online rating system specific to U-MD students.	CHUM, SGA, GSG, PGPOA
63	B/C	Educate students regarding role of code enforcement so they know who and when to contact when they need assistance.	SGA, City
64	C	Create a guide to inform international students about their rights vis-à-vis property owners and about housing opportunities and make it available online.	GSG, SGA, University, City
65	D	Create more affordable housing for graduate and undergraduate students.	SGA, GSG, University, CPCUP
66	D	Explore ways to relieve Prince George's County occupancy restrictions on co-op housing projects and establish other regulations to help facilitate co-op housing. Co-op housing task force should look into legal issues.	CHUM, SGA, County, City